



**McArthur
Stanton**
Letting & Estate Agents

Auchenlea Lodge

Torwoodhill Road, Rhu, Helensburgh, Argyll And Bute G84 8LF





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Dating back to the mid 1870's "Auchenlea Lodge" is an utterly charming two-bedroom detached lodge house originally built as stables and farm accommodation for neighbouring B-listed "Torbaan" positioned to the rear of the property. Lovingly restored by the current vendors "Auchenlea Lodge" had undergone a full restoration including a beautiful detailed roof with Spanish slate and a full new central heating system which was installed around ten years ago. Internally "Auchenlea Lodge" has a quirky layout, originally a three-bedroom property the principle bedroom has been made into one large space which could easily be reinstated into two rooms if required.

Accessed over a small bridge the exterior of the property is absolutely charming. On entering there is a welcoming entrance hallway which has access to a beautiful bathroom with claw foot free-standing bath. The bathroom has a mains shower and although in a traditional style also has a modern contemporary feel. The principle bedroom is also on this level and is vast in size with windows on three sides. As mentioned, this room could be easily converted back into two rooms with the reinstatement of a partition wall. A staircase leads to the lower level of the property and is home to a gorgeous lounge which has a beautiful fireplace and ample space for a dining table and chairs if required. The kitchen is fitted with traditional style units and has a range of integral appliances and space for free-standing white goods. The kitchen also has patio doors which access a patio area and garden. The lower level also has a small second bedroom currently utilised as a home office. Double glazing has been installed throughout.

Externally "Auchenlea Lodge" sits within wonderful private gardens which offer a high degree of privacy from neighbouring properties. There is a large lawn, patio and two decking areas one of which is elevated and overlooks the plot. Parking is available to the front of the property and The Ardencaple country pub can be reached by foot within a couple of minutes. EPC Band E, Council Tax Band D



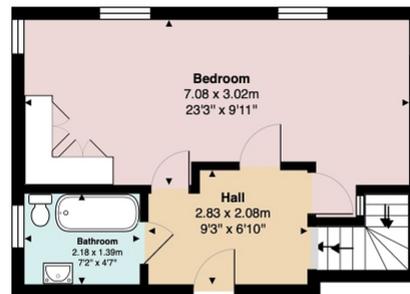
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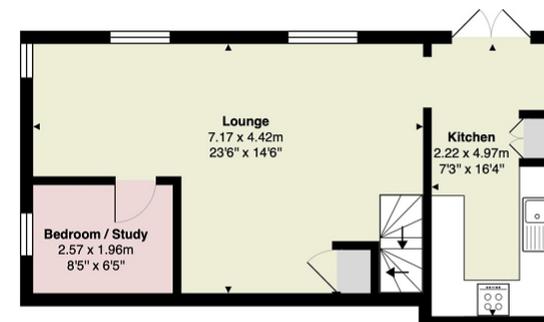


Measurements

Hallway	9' 03" Max x 6' 10" Max or 2.82m Max x 2.08m Max
Bedroom 1	23' 03" Max x 9' 11" Max or 7.09m Max x 3.02m Max
Bathroom	7' 02" x 4' 07" or 2.18m x 1.40m
Lounge	23' 06" Max x 14' 06" Max or 7.16m Max x 4.42m Max
Kitchen	16' 04" x 7' 03" Max Max or 4.98m x 2.21m Max
Bedroom 2	8' 05" x 6' 05" or 2.57m x 1.96m



Upper Floor



Lower Floor

All measurements are approximate and for display purposes only

Contact our office for further details



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NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by March 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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